



## Property Description

Seize the opportunity to lease a spacious  $\pm 7,700$  SF restaurant/retail space in one of Napa's most sought-after locations! This versatile property, located in the Napa River Inn, is a ready-to-go restaurant featuring a fully equipped kitchen with a pizza oven and a spacious open area, ideal for seating or retail displays.

The property also features a mezzanine level with office and storage space, providing convenience for your operations. Step outside and take advantage of the inviting outdoor patio, offering unbeatable views of the Napa River.

Situated among the vibrancy of Downtown Napa's Riverfront District, this high-visibility spot offers a prime location to capture both local foot traffic and visiting tourists. Whether you're dreaming of opening a restaurant or establishing a unique retail shop, this Napa gem is ready for your vision.

Don't miss out on this incredible opportunity to establish your business in one of Napa's most preferred locations. Contact us today for more details!

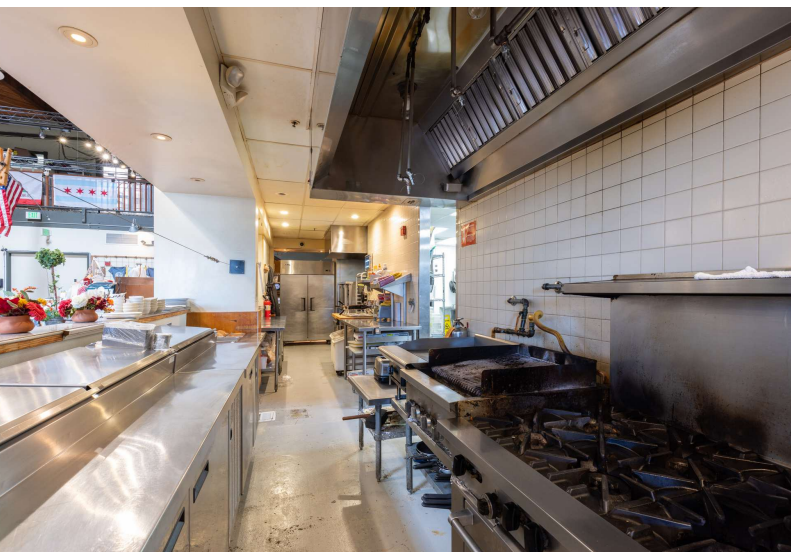
## Property Highlights

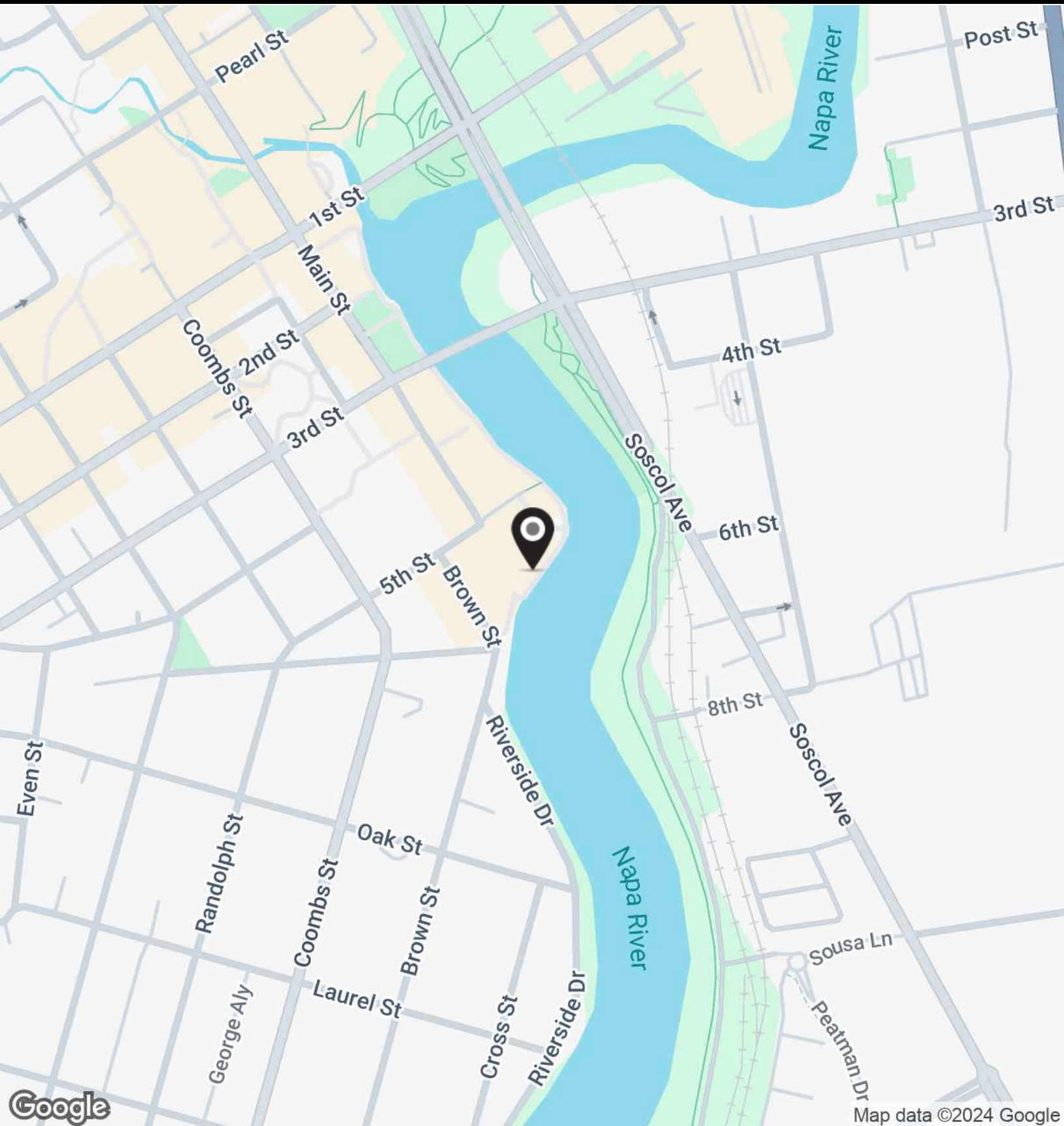
- Turn-key restaurant w/ full kitchen, including a pizza oven
- Inviting outdoor patio w/ views of the Napa River
- Located in the Napa River Inn, Downtown Napa's highest Michelin-rated and Forbes Recommended hotel
- Generous open area
- Mezzanine level w/ office & storage space
- Next to Riverfront
- Surrounded by world renowned restaurants
- 5th Street parking garage across the street

## Offering Summary

Lease Rate:	\$2.50 SF/month (NNN)
Suite G Available SF:	$\pm 7,700$ SF







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	840	3,118	14,215
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	44	43	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	300	1,241	5,343
# of Persons per HH	2.8	2.5	2.7
Average HH Income	\$101,776	\$107,582	\$127,760
Average House Value	\$1,138,625	\$1,135,479	\$1,032,885

\* Demographic data derived from 2020 ACS - US Census



Population

**3,118**



Average Household Income

**\$107,582**



Median Home Value

**\$1,135,479**



Average Age

**42**

